

SARANAP AVENUE / BOULEVARD WAY PLANNING PROCESS

THIRD COMMUNITY OUTREACH WORKSHOP

OCTOBER 16, 2018

Purpose of Meeting

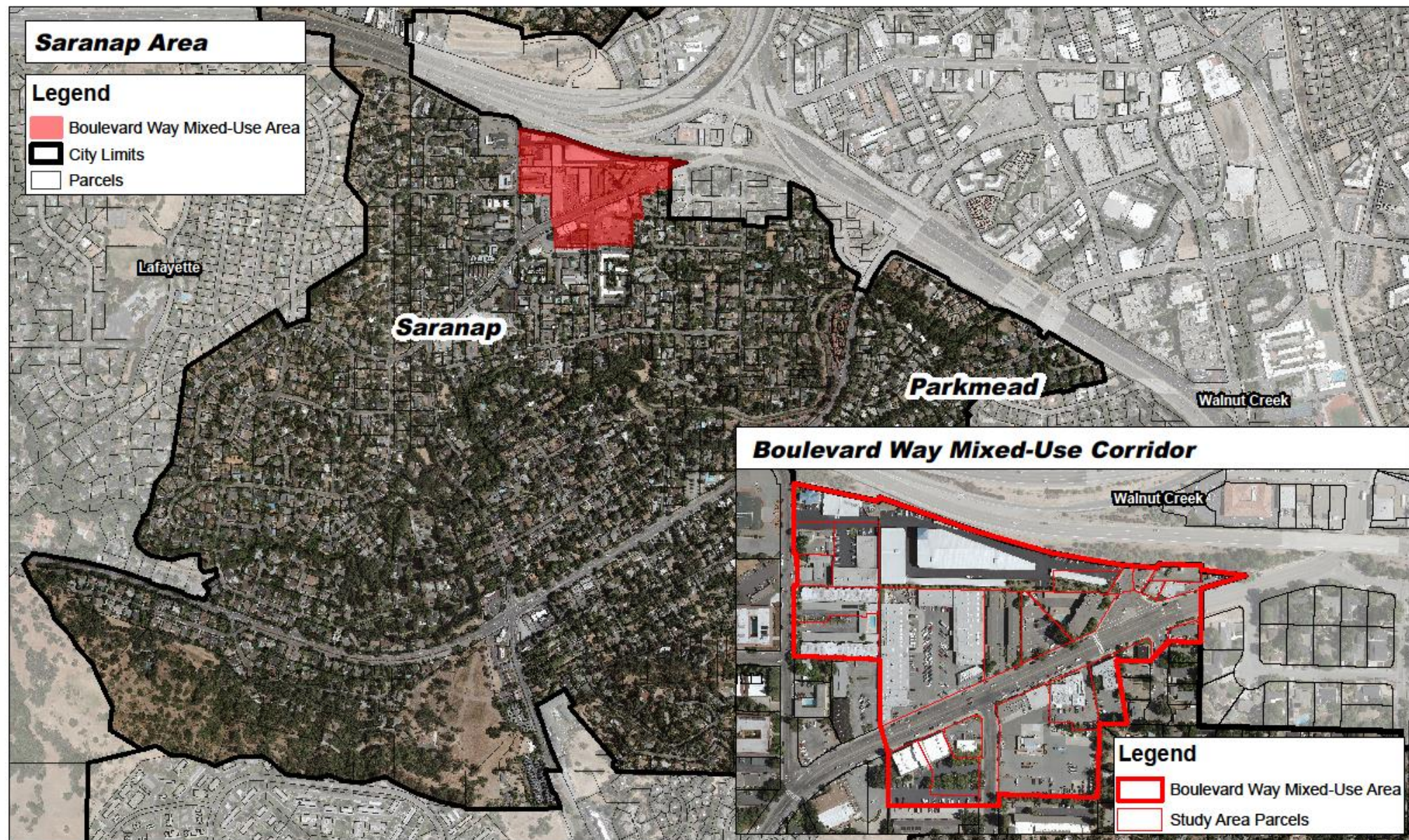
- Summarize comments received in response to the draft Vision Statement and General Plan Policies presented during the meeting on May 22, 2018
- Discuss updates made to the Vision Statement and General Plan Policies
- Collect additional public comment and suggestions on the updated Vision Statement and General Plan Policies

Summary of Comments on Vision Statement

- Desire for improved pedestrian and bicycle facilities along the full length of Boulevard Way and to connect residential and commercial areas
- Traffic calming improvements along Boulevard Way
- Good first step in avoiding contention in the neighborhood with respect to future development pressures
- More history
- Less history and more vision

Summary of Comments on General Plan Policies

- Keep the allowed heights and densities consistent with the surrounding neighborhood
- Include policies to encourage “stepping-back” or “terracing” of buildings away from the street
- Include provisions and/or standards for affordable housing
- Encouragement for improved pedestrian and bicycle facilities along the length of Boulevard Way
- Policies for limiting public parking on residential streets surrounding the commercial corridor



0 600 1,200 2,400 Feet

Map Created 10/11/2018
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37.5941.791N 122.0703.756W

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Vision Statement

Saranap traces its origins to 1911, when it became a stop on the Oakland, Antioch & Eastern Railroad line between Pittsburg and Oakland. The railroad ran along what is now Olympic Boulevard, with the station located at the current intersection with Tice Valley Boulevard. The community was named for the mother of one of the primary landowners in the area at the time. While bordered by the cities of Walnut Creek and Lafayette and located in the metropolitan Bay Area, Saranap, with its views of Mt. Diablo and semi-rural atmosphere, has retained a unique identity long valued by its residents.

Understanding that development pressure will exist throughout the Bay Area for the foreseeable future and can create great contention among neighbors, Saranap's residents have expressed a desire for thoughtfully-planned development that enhances their community without sacrificing its ambience. While maintaining the single-family neighborhoods as they are, there is an opportunity to revitalize the commercial area along Boulevard Way through development of mixed-use projects offering neighborhood-serving businesses and a wider variety of living options. Further community enhancements could include select infrastructure improvements such as expanded pedestrian and bicycle facilities to connect the residential and commercial areas, and development of a neighborhood park or community meeting space.

The following policies for the Saranap area, as depicted in Figure 3-4, reflect the long-term vision of its residents and are intended to guide future decision-making in the community.

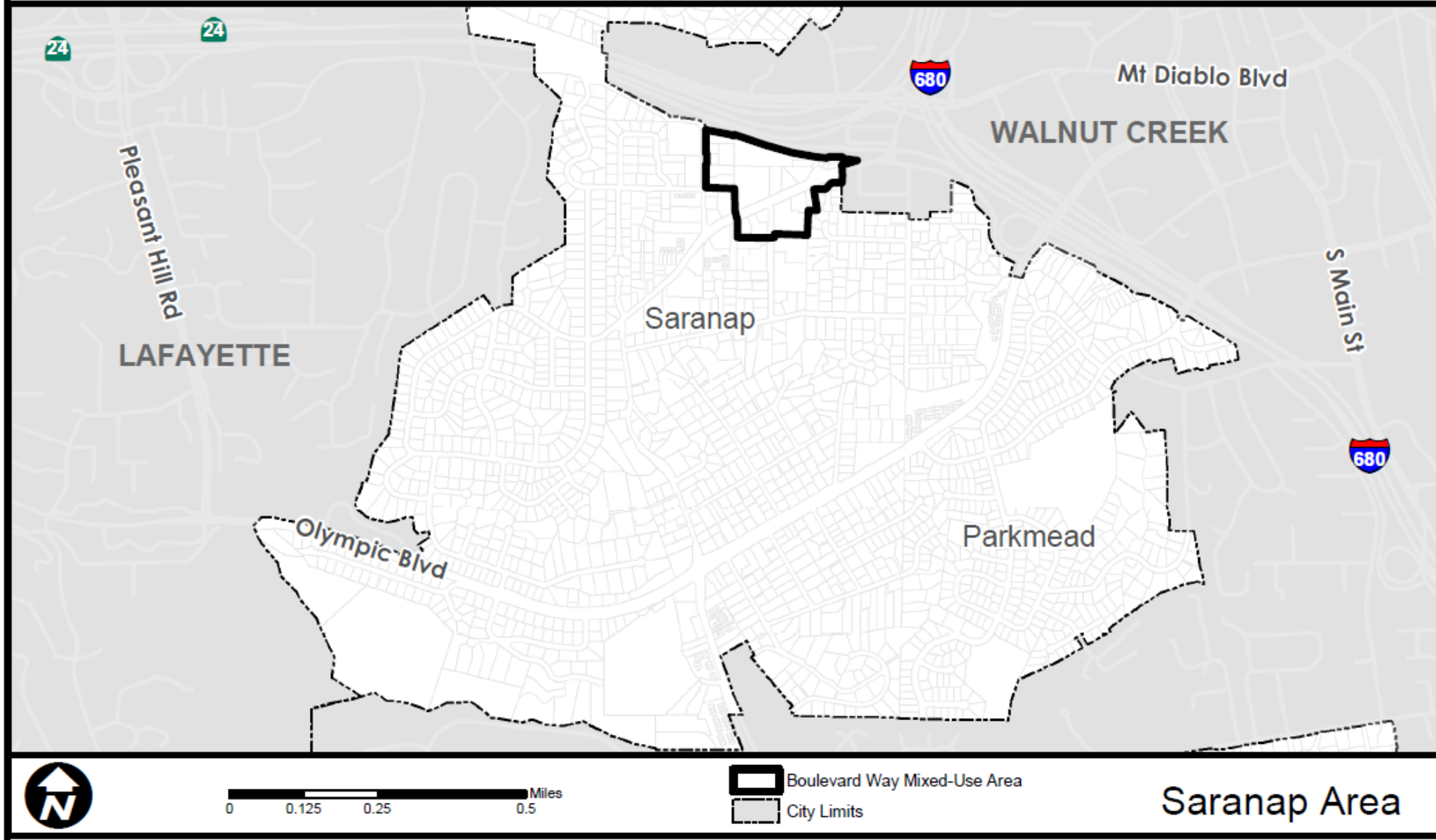
General Plan Policies for the Saranap Area

- 3-114: The undeveloped hillside south of Olympic Boulevard and west of Tice Valley Boulevard is designated for Single-Family Residential-Medium Density development along the base of the hill along Olympic, with the remainder of the site designated as Agricultural Lands and Open Space, to reflect the steep, unbuildable slopes. [This policy is currently in the General Plan.]
- 3-115: General Plan amendments that would change single-family residential land use designations to other urban designations shall be strongly discouraged.
- 3-116: Pedestrian and bicycle infrastructure in the Saranap area shall be evaluated and improved where feasible, particularly along the full length of Boulevard Way.
- 3-117: A location shall be designated for a neighborhood park or other community facility/space that may include a playground, lawn areas, dog run/park, picnic area, exercise equipment, and community garden. Future development projects shall contribute their fair share towards its establishment.
- 3-118: Impacts to public views of Mt. Diablo shall be minimized.

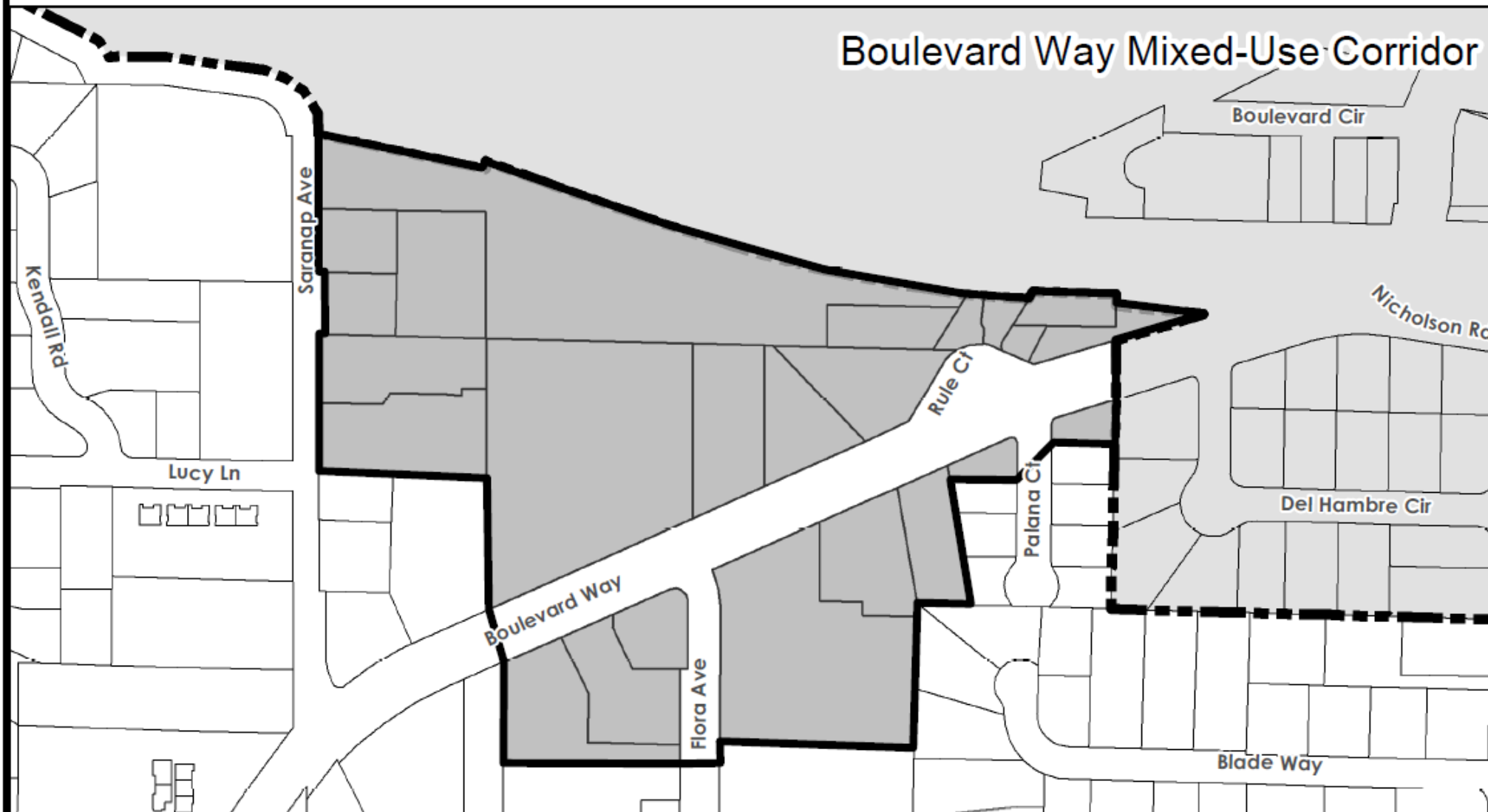
General Plan Policies for Boulevard Way Mixed-Use Corridor

- 3-119. Mixed-use projects are encouraged over single-use (i.e., commercial or residential) projects, and should consist of neighborhood-serving commercial uses and multiple-family dwellings.
- 3-120. Roof heights exceeding 50 feet, or architectural features (such as parapets) exceeding 55 feet, shall be discouraged.
- 3-121. Projects with a density exceeding 40 units per net acre shall be discouraged. This threshold does not include density bonuses awarded pursuant to State law.
- 3-122. Each building's scale, massing, architectural style, materials, and signage shall be harmonious with its surroundings and contribute to a visually pleasing streetscape.
- 3-123. The Boulevard Way right-of-way, from its intersection with Saranap Avenue east to the City of Walnut Creek border, shall be reconfigured and enhanced as follows:
 - Reduce to two lanes;
 - Install diagonal parking and Class II or Class III bicycle facilities along both sides;
 - Install traffic-calming devices and crosswalks where appropriate;
 - Install parklets;
 - Widen sidewalks;
 - Install street trees, landscaping, decorative streetlights, street furniture, water features, public artwork, and other appropriate amenities.

Figure 3-4 DRAFT Saranap Area and Boulevard Way Mixed-Use Corridor






Boulevard Way Mixed-Use Corridor



Page
X-X



-  Boulevard Way Mixed-Use Area
-  Parcels
-  City Limits

0 0.025 0.05 0.1 Miles

CONTRA COSTA COUNTY

Map Created on October 12, 2018
Contra Costa County Department of Conservation and Development,
Community Development Division--GIS Group
651 Pine Street, 4th Floor - N. Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W



Height Comparison

Multi-Family Apartments/Condos	Est. Height	# of Stories
Average 4-story building (assume at least 10 feet per story)	40 to 50 feet	4
Saranap Village (Site B)	55 to 71 feet*	
Sandpiper Apartments		2
Spanish Castle Apartment, 1183 Saranap Ave	27 feet & 6 inches	3
Vista Palms, 1162-1172 Saranap Ave		2
Boulevard Terrace, 1310 Boulevard Way	30 feet	3
Casa Linda, 2500 Lucy Ln	30 feet	3
Birchwood, 1195 Saranap Ave		2
Atrium Villa, 1305 Boulevard Way		3
Le Boulevard, 1336 Boulevard Way	30 feet	3
Lucy Lane & Saranap Ave	30 feet	3
The Meridian, 141 Flora Ave		2
Flora Condominium Rentals		2
1229 & 1233 Boulevard Way		2

Height Comparison

Zoning Districts in and near the Draft Saranap Study Area	Zoning Maximum Height
M-29, Multiple Family Residential District	30 feet, or 20 feet when less than 50 feet from an abutting single-family residential district
D-1, Two-Family Residential Districts	2-1/2 stories or 35 feet
C, General Commercial District	50 feet above the highest point of ground elevation on the lot
R-B, Retail Business District	50 feet above the highest point of ground elevation on the lot
P-1, Saranap Village	55 to 71 feet*

*Footnote:

55 feet from the highest point on the lot to the highest point on the building, which is the stairway/elevator projections

71 feet from the lowest point to the highest point on the building, which are the stairway and elevator projections

61 to 65 feet from the lowest point on the ground to the highest point of the roof, not including stairway and elevator projections

Density Comparison

Multi-Family Apartments/Condos	General Plan Land Use	Allowed Density (units/net acre)	Estimated Net Acreage	Number of Units	Density (units/net acre)
Saranap Village (project total)	MU, M-15	n/a	3.77 +/-	198	58
Sandpiper Apartments	MM	12.0 - 21.9	0.26	24	91
Spanish Castle Apartment	MM	12.0 - 21.9	0.88	34	39
Vista Palms	MM	12.0 - 21.9	1.24	45	36
The Meridian	MM, MH	12.0 - 21.9; 22.0 - 29.9	1.84	60	33
Boulevard Terrace	MM	12.0 - 21.9	0.97	24	25
Casa Linda	MM	12.0 - 21.9	0.90	30	33
Birchwood	MM	12.0 - 21.9	0.94	25	27
Atrium Villa	MM	12.0 - 21.9	1.60	50	31
Le Boulevard	MH	22.0 - 29.9	1.21	36	30
Lucy Lane & Saranap Ave	MM	12.0 - 21.9	0.70	25	36
Flora Condominium Rentals	MH	22.0 - 29.9	2.67	98	37
1229 & 1233 Boulevard Way	MH	22.0 - 29.9	0.47	23	49

Next Steps



- Collect and review additional public comments, including online submittals, through November 16, 2018
- Update the draft Vision Statement and General Plan Policies as needed based on input
- Schedule a follow-up community meeting as needed



Questions
Suggestions
Comments

THANK YOU FOR COMING